

Application For Zoning Exception

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** N/A / N/A
Filing Date N/A **Number of Signs to Post** N/A
Current Land Use Category N/A
Exception Sought AN ESTABLISHMENT OR FACILITY THAT INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION.
Applicable Section of Ordinance Code N/A
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association N/A
Overlay N/A

Application Info

Tracking # 5790 **Application Status** FILED COMPLETE
Date Started 08/09/2024 **Date Submitted** 08/14/2024

General Information On Applicant

Last Name HAGAN **First Name** DAVID **Middle Name** CHRISTOPHER
Company Name THE SOUTHERN GROUP
Mailing Address 208 N LAURA STREET, SUITE 710
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9044258765 **Fax** **Email** HAGAN@THESOUTHERNGROUP.COM

General Information On Owner(s)

Last Name DAVIS **First Name** PATRICK **Middle Name** RYAN
Company/Trust Name MARCORE, LLC
Mailing Address 2002 SAN MARCO BLVD, SUITE 200
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9044258765 **Fax** **Email** RYAN@DAVISRED.COM

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)
 Z-5790

| Map RE# | Council District | Planning District | Current Zoning District(s) |
|-----------------|------------------|-------------------|----------------------------|
| Map 081245 0000 | 5 | 3 | CCG-1 |

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre)

Current Property Use

VACANT

Exception Sought

AN ESTABLISHMENT OR FACILITY THAT INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION.

In Whose Name Will The Exception Be Granted

MATTHEW MEDURE

Location Of Property

General Location

| | | |
|-----------------------------------|---|------------------------------------|
| House # | Street Name, Type and Direction | Zip Code |
| <input type="text" value="2002"/> | <input type="text" value="SAN MARCO BLVD"/> | <input type="text" value="32207"/> |

Between Streets

and

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

1. YES. THE SUBJECT SITE IS 0.07 ACRES AND IS LOCATED AT 2006 SAN MARCO BOULEVARD ON THE SOUTH SIDE OF SAN MARCO BLVD, A COLLECTOR ROADWAY, IN THE SAN MARCO SQUARE SHOPPING AREA. THE APPLICATION SITE IS ALSO LOCATED WITHIN

PLANNING DISTRICT 3 (SOUTHEAST), COUNCIL DISTRICT 5 AND WITHIN THE URBAN DEVELOPMENT AREA. CGC IN THE URBAN DEVELOPMENT AREA IS INTENDED TO PROVIDE DEVELOPMENT IN NODAL AND CORRIDOR DEVELOPMENT PATTERNS WHILE PROMOTING THE ADVANCEMENT OF EXISTING COMMERCIAL LAND USES AND THE USE OF EXISTING INFRASTRUCTURE. IT IS ALSO IN A CORRIDOR OF SIMILAR ESTABLISHMENTS. THE PRINCIPAL USES INCLUDE COMMERCIAL RETAIL SALES AND SERVICE ESTABLISHMENTS INCLUDING RESTAURANTS, HOTELS AND MOTELS, AND COMMERCIAL RECREATIONAL AND ENTERTAINMENT FACILITIES. THE PROPOSED EXCEPTION FOR RETAIL SALES AND SERVICE OF ALCOHOLIC BEVERAGES AND OUTSIDE SALE AND SERVICE OF FOOD AND BEVERAGES IS ALLOWED IN THE CGC LAND USE CATEGORY.

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

YES, THE PROPOSED USE IS SIMILAR TO THE OTHER USES IN THE VICINITY. TO THE NORTH, EAST, AND WEST ARE CCG-1 LAND USES AND ZONING DISTRICTS. TO THE SOUTH IS SINGLE-FAMILY DWELLINGS (LDR, RLD-60). THE LAND USE IS NOT CHANGING.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

NO. THE PROPOSED USE WILL NOT POSE ANY ENVIRONMENTAL RISKS THAT WOULD COMPROMISE THE COMMUNITY'S HEALTH, SAFETY, OR WELL-BEING. SALEYA CAFE & BAR WILL BENEFIT SAN MARCO SQUARE BY OCCUPYING AN EMPTY STOREFRONT AND BY ADDING DINING OPTIONS THAT WILL COMPLEMENT THE EXISTING OFFICE, RETAIL, AND RESTAURANT ESTABLISHMENTS IN THE AREA.

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

NO. THE REQUESTED EXCEPTION WILL NOT NEGATIVELY IMPACT VEHICULAR OR PEDESTRIAN TRAFFIC, PARKING CONDITIONS, OR CREATE TRAFFIC ISSUES THAT WOULD AFFECT THE COMMUNITY'S HEALTH, SAFETY, AND WELL-BEING. SALEYA CAFE & BAR WILL OFFER A DISTINCTIVE EXPERIENCE FOR SAN MARCO SQUARE PATRONS AND WILL UTILIZE THE SURFACE PARKING LOT PROVIDED BY ASPIRE CHURCH AND SHARE PARKING WITH OTHER ESTABLISHMENTS IN SAN MARCO SQUARE.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE PROPOSED EXCEPTION WILL NOT ADVERSELY AFFECT THE FUTURE DEVELOPMENT OF ADJACENT PROPERTIES OR THE SURROUNDING AREA, WHICH IS LARGELY DEVELOPED WITH A VARIETY OF COMMERCIAL USES. THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES, INCLUDING LIQUOR, BEER, AND WINE, FOR BOTH ON-PREMISES AND OFF-PREMISES CONSUMPTION, ALONG WITH THE OUTDOOR SALE AND SERVICE OF FOOD AND BEVERAGES AT A RESTAURANT IN A COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) ZONED AREA, IS NOT ANTICIPATED TO HAVE ANY NEGATIVE IMPACT ON THE SURROUNDING PROPERTIES. MANY OTHER RESTAURANTS IN SAN MARCO SQUARE ALREADY OPERATE WITH SIMILAR ALCOHOL PERMITS.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

THE PROPERTY IS SITUATED IN SAN MARCO SQUARE, AN AREA KNOWN FOR ITS LIVELY STREET FRONTS, BARS, AND RESTAURANTS THAT OFFER ALCOHOL AND OUTDOOR SEATING. MOREOVER, THE APPLICANT INDICATES THAT SALEYA CAFE & BARS PEAK HOURS WILL ALIGN WITH THOSE OF OTHER DINING AND ENTERTAINMENT ESTABLISHMENTS IN SAN MARCO SQUARE, OCCURRING ON WEEKNIGHTS AND WEEKENDS.

(vii) Will not overburden existing public services and facilities.

NO. THE PROPOSED USE WILL NOT PLACE ADDITIONAL STRAIN ON EXISTING PUBLIC SERVICES OR FACILITIES. AS THE LOCATION IS AN ESTABLISHED COMMERCIAL CENTER, IT WILL NOT RESULT IN INCREASED DEMAND FOR PUBLIC SERVICES.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

YES. THE SUBJECT PROPERTY IS ACCESSIBLE FROM SAN MARCO SQUARE, ALLOWING SUFFICIENT ACCESS FOR FIRE, POLICE, RESCUE, AND OTHER SERVICE VEHICLES.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

YES. AS DEFINED IN SECTION 656.1601 OF THE ZONING CODE, AN EXCEPTION REFERS TO A USE THAT MAY NOT BE SUITABLE GENERALLY OR WITHOUT RESTRICTIONS THROUGHOUT THE ZONING DISTRICT BUT, IF REGULATED BY NUMBER, AREA, LOCATION, OR ITS RELATIONSHIP TO THE NEIGHBORHOOD, COULD BENEFIT THE PUBLIC HEALTH, SAFETY, WELFARE, MORALS, ORDER, COMFORT, CONVENIENCE, APPEARANCE, PROSPERITY, OR GENERAL WELL-BEING. THE PROPOSED EXCEPTION IS APPROPRIATE FOR THIS LOCATION AND ALIGNS WITH THE ZONING EXCEPTION DEFINITION. AS DETAILED IN THE

PRECEDING FINDINGS AND CONCLUSIONS, THE REQUESTED USE AT THIS SITE MEETS THE CRITERIA FOR A ZONING EXCEPTION.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Agreed to and submitted

Filing Fee Information

| | |
|---|-------------------|
| 1) Non-residential District Base Fee | \$1,173.00 |
| 2) Plus Notification Costs Per Addressee | |
| 43 Notifications @ \$7.00/each: | \$301.00 |
| 3) Total Application Cost: | \$1,474.00 |

*** Applications filed to correct existing zoning violations are subject to a double fee.
** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity**

MARLORE, LLL

Owner Name

2006 SAN MARCO BLVD., JACKSONVILLE, FL 32207

Address(es) for Subject Property

Real Estate Parcel Number(s) for Subject Property

The Southern Group: Chris Hagan and Mollie Peterson

Appointed or Authorized Agent(s)

Waiver for Minimum Distance Requirements for Liquor License Location

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Jacksonville

BEFORE ME, the undersigned authority, this day personally appeared PATRICK RYAN DAVIS, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

- Affiant is the OWNER of MARLORE, LLL, a FL LLC (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

[Handwritten Signature]

Signature of Affiant

PATRICK RYAN DAVIS

Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 2nd day of August, 2024, by Patrick Davis, as Owner for Marcore LLC, who is personally known to me or has produced identification and who took an oath.

Type of identification produced Florida Driver's License.

[Handwritten Signature]

Notary Public Signature

Edward J Korchnak

Printed/Typed Name – Notary Public

My commission expires: 12/05/2026

[NOTARY SEAL]



EDWARD J. KORCHNAK
Commission # HH 338427
Expires December 5, 2026

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Prepared by and return to:
River City Title, LLC
11512 Lake Mead Ave, Suite 801
Jacksonville, Florida 32256

Note: This Quitclaim Deed prepared without the benefit of a title examination, title insurance or attorneys opinion of title.

Note: This Quitclaim Deed is exempt from documentary stamp tax pursuant to F.A.C. Section 12B-4.014(5)

QUITCLAIM DEED

THIS QUITCLAIM DEED is made the 22nd day of January, 2020 by **Frank Sanchez, Jonathan Davis, and Patrick R. Davis** ("Grantor"), whose address is 2002 San Marco Boulevard, Suite 203, Jacksonville, Florida 32207 to and in favor of **Marcore, LLC, a Florida limited liability company** ("Grantee"), whose address is 2002 San Marco Boulevard, Suite 203, Jacksonville, Florida 32207.

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

That the Grantor, for \$10.00 and other valuable consideration, has remised, released and quitclaimed to the Grantees, their heirs, successors and assigns forever, that real property located in Duval County, Florida, which is described as follows:

See attached "Exhibit A"

Property Address: 2002 San Marco Boulevard, Jacksonville, Florida 32207

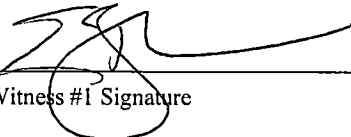
Parcel ID Number: **081245-0000**

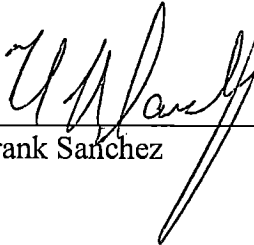
To have and to hold same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, his heirs, successors and assigns forever.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

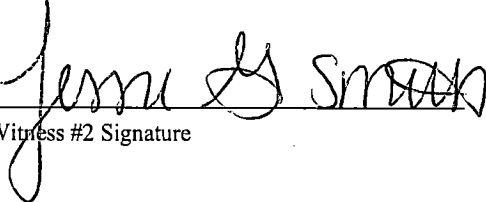
IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the day and year first above written.

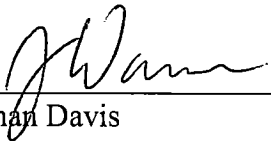
Signed, sealed and delivered in the presence of:


Witness #1 Signature

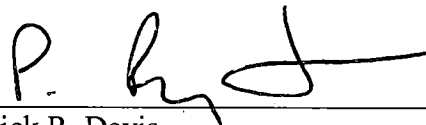

Frank Sanchez

ERIC BLOCKER
Witness #1 Printed Name


Witness #2 Signature

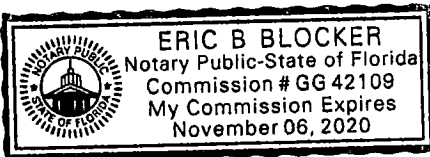

Jonathan Davis

Jessie Kate SMITH
Witness #2 Printed Name


Patrick R. Davis

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of January, 2020, by Frank Sanchez, Jonathan Davis, and Patrick R. Davis, who are personally known to me or who produced _____ as identification.



(seal)

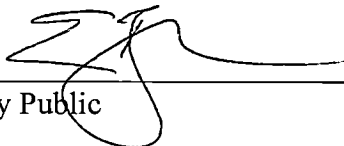

Notary Public

EXHIBIT "A"

LOT 5 AND THE WESTERLY 13 FEET OF LOT 6, BLOCK 9, SAN MARCO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PROPERTY BEING DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDE OF SAN MARCO BOULEVARD AND THE EASTERLY SIDE OF CARLO STREET; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF CARLO STREET, 135.09 FEET TO THE NORTHERLY SIDE OF A PUBLIC ALLEY, RUNNING THENCE EASERLY ALONG THE NORTHERLY SIDE OF SAID PUBLIC ALLEY 75 FEET; RUNNING THENCE NORTHERLY PARALLEL WITH THE EASTERLY SIDE OF CARLO STREET 135.09 FEET TO THE SOUTHERLY SIDE OF SAN MARCO BOULEVARD; RUNNING THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF SAN MARCO BOULEVARD 75 FEET TO THE POINT OF BEGINNING.

Also known as 2002 San Marco Boulevard, Jacksonville, Florida 32207

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

MARCORE LLC
 2002 SAN MARCO BLVD STE 203
 JACKSONVILLE, FL 32207

Primary Site Address
 2002 SAN MARCO BLVD
 Jacksonville FL 32207-

Official Record Book/Page
 19083-00076

Tile #
 6425

2002 SAN MARCO BLVD
 Property Detail

| | |
|-----------------------|---|
| RE # | 081245-0000 |
| Tax District | USD1 |
| Property Use | 1692 Shopping Ctr/Nbhd |
| # of Buildings | 1 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 01417 SAN MARCO |
| Total Area | 10129 |

Value Summary

| Value Description | 2023 Certified | 2024 In Progress |
|---------------------------------|-----------------------|----------------------|
| Value Method | Income | Income |
| Total Building Value | \$0.00 | \$0.00 |
| Extra Feature Value | \$0.00 | \$0.00 |
| Land Value (Market) | \$252,650.00 | \$277,915.00 |
| Land Value (Agric.) | \$0.00 | \$0.00 |
| Just (Market) Value | \$4,433,500.00 | \$4,653,400.00 |
| Assessed Value | \$4,144,580.00 | \$4,559,038.00 |
| Cap Diff/Portability Amt | \$288,920.00 / \$0.00 | \$94,362.00 / \$0.00 |
| Exemptions | \$0.00 | See below |
| Taxable Value | \$4,144,580.00 | See below |

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|-----------------------------|------------|----------------|---------------------------|-----------------------|-----------------|
| 19083-00076 | 1/22/2020 | \$100.00 | QC - Quit Claim | Unqualified | Improved |
| 19070-02406 | 1/6/2020 | \$4,000,000.00 | SW - Special Warranty | Qualified | Improved |
| 19070-02404 | 8/14/2017 | \$100.00 | QC - Quit Claim | Unqualified | Improved |
| 17634-01829 | 7/11/2016 | \$987,400.00 | WD - Warranty Deed | Unqualified | Improved |
| 17569-01703 | 5/17/2016 | \$100.00 | WD - Warranty Deed | Unqualified | Improved |
| 15306-00260 | 6/29/2010 | \$100.00 | QC - Quit Claim | Unqualified | Improved |
| 09408-00070 | 8/31/1999 | \$1,525,000.00 | WD - Warranty Deed | Qualified | Improved |
| 08063-00222 | 3/30/1995 | \$200,000.00 | QC - Quit Claim | Unqualified | Improved |
| 08063-00220 | 3/30/1995 | \$560,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 06068-01380 | 12/28/1985 | \$250,000.00 | WD - Warranty Deed | Unqualified | Improved |

Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|----|--------------|----------------------|-------|--------|-------|-------------|-------------|
| 1 | MZWC6 | Mezzanine Wood | 1 | 0 | 0 | 150.00 | \$971.00 |
| 2 | SWSC6 | Sprinkler Wet System | 1 | 0 | 0 | 18,765.00 | \$10,884.00 |

Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|----|------|-----------------|-------------------|-------|-------|----------|------------|----------------|--------------|
| 1 | 1000 | COMMERCIAL | CCG-1 | 0.00 | 0.00 | Common | 10,106.00 | Square Footage | \$277,915.00 |

Legal

| LN | Legal Description |
|----|--------------------------|
| 1 | 11-5 46-2S-26E .232 |
| 2 | SAN MARCO |
| 3 | LOT 5,W 13FT LOT 6 BLK 9 |

Buildings

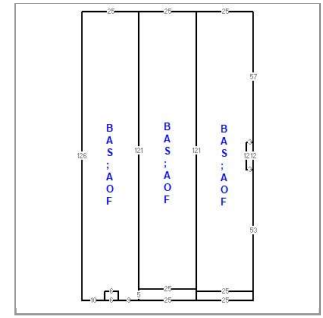
Building 1
 Building 1 Site Address
 2002 SAN MARCO BLVD Unit
 Jacksonville FL 32207-

| Element | Code | Detail |
|---------------|------|----------------|
| Exterior Wall | 17 | 17 C.B. Stucco |

| | |
|-----------------------|----------------------|
| Building Type | 1602 - SHOP CTR NBHD |
| Year Built | 1941 |
| Building Value | \$1,406,608.00 |

| Type | Gross Area | Heated Area | Effective Area |
|----------------|------------|-------------|----------------|
| Base Area | 3126 | 3126 | 3126 |
| Average Office | 3126 | 3126 | 3126 |
| Base Area | 3025 | 3025 | 3025 |
| Average Office | 3025 | 3025 | 3025 |
| Base Area | 3014 | 3014 | 3014 |
| Average Office | 3014 | 3014 | 3014 |
| Canopy | 36 | 0 | 9 |
| Average Office | 36 | 36 | 36 |
| Canopy | 100 | 0 | 25 |
| Average Office | 100 | 100 | 100 |
| Canopy | 125 | 0 | 31 |
| Average Office | 125 | 125 | 125 |
| Canopy | 24 | 0 | 6 |
| Average Office | 24 | 24 | 24 |
| Total | 18900 | 18615 | 18686 |

| | | |
|---------------------|----|--------------------|
| Roof Struct | 4 | 4 Wood Truss |
| Roofing Cover | 4 | 4 Built Up/T&G |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 12 | 12 Hardwood |
| Int Flooring | 11 | 11 Cer Clay Tile |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |
| Ceiling Wall Finish | 6 | 6 NS Ceil Wall Fin |
| Comm Htg & AC | 1 | 1 Not Zoned |
| Comm Frame | 3 | 3 C-Masonry |



| Element | Code | Detail |
|------------------|--------|--------|
| Stories | 2.000 | |
| Baths | 25.000 | |
| Rooms / Units | 14.000 | |
| Avg Story Height | 14.000 | |

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|------------------------------|----------------|------------|----------------|-------------|-------------|-------------|
| County | \$4,559,038.00 | \$0.00 | \$4,559,038.00 | \$46,903.80 | \$51,594.18 | \$49,967.06 |
| Urban Service Dist1 | \$4,559,038.00 | \$0.00 | \$4,559,038.00 | \$0.00 | \$0.00 | \$0.00 |
| Public Schools: By State Law | \$4,653,400.00 | \$0.00 | \$4,653,400.00 | \$14,111.83 | \$14,388.31 | \$14,653.56 |
| By Local Board | \$4,653,400.00 | \$0.00 | \$4,653,400.00 | \$9,966.51 | \$10,460.84 | \$10,299.84 |
| FL Inland Navigation Dist. | \$4,559,038.00 | \$0.00 | \$4,559,038.00 | \$119.36 | \$131.30 | \$121.27 |
| Water Mgmt Dist. SJRWMD | \$4,559,038.00 | \$0.00 | \$4,559,038.00 | \$743.12 | \$817.44 | \$768.65 |
| School Board Voted | \$4,653,400.00 | \$0.00 | \$4,653,400.00 | \$4,433.50 | \$4,653.40 | \$4,653.40 |
| Urb Ser Dist1 Voted | \$4,559,038.00 | \$0.00 | \$4,559,038.00 | \$0.00 | \$0.00 | \$0.00 |
| Totals | | | | \$76,278.12 | \$82,045.47 | \$80,463.78 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|--------------|----------------|----------------|------------|----------------|
| Last Year | \$4,433,500.00 | \$4,144,580.00 | \$0.00 | \$4,144,580.00 |
| Current Year | \$4,653,400.00 | \$4,559,038.00 | \$0.00 | \$4,559,038.00 |

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- [2023](#)
- [2022](#)
- [2021](#)
- [2020](#)
- [2019](#)
- [2018](#)
- [2017](#)
- [2016](#)
- [2015](#)
- [2014](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: <https://paopropertysearch.coj.net/Basic/Detail.aspx?RE=0812450000>

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
 MARCORE LLC

Filing Information

Document Number L20000006164
FEI/EIN Number 84-4257320
Date Filed 12/27/2019
State FL
Status ACTIVE

Principal Address

2002 SAN MARCO BLVD
 SUITE #200
 JACKSONVILLE, FL 32207

Mailing Address

2002 SAN MARCO BLVD
 SUITE #200
 JACKSONVILLE, FL 32207

Registered Agent Name & Address

Morgan, Elizabeth M
 2002 SAN MARCO BLVD
 SUITE 200
 JACKSONVILLE, FL 32207

Name Changed: 01/18/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

DAVIS, JONATHAN M
 2002 SAN MARCO BLVD SUITE 200
 JACKSONVILLE, FL 32207

Title AMBR

DAVIS, PATRICK R
 2002 SAN MARCO BLVD SUITE 200
 JACKSONVILLE, FL 32207

On File

Title AMBR

SANCHEZ, FRANK
3500 SUNNYSIDE DRIVE
JACKSONVILLE, FL 32207

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2022 | 01/18/2022 |
| 2023 | 04/10/2023 |
| 2024 | 03/21/2024 |

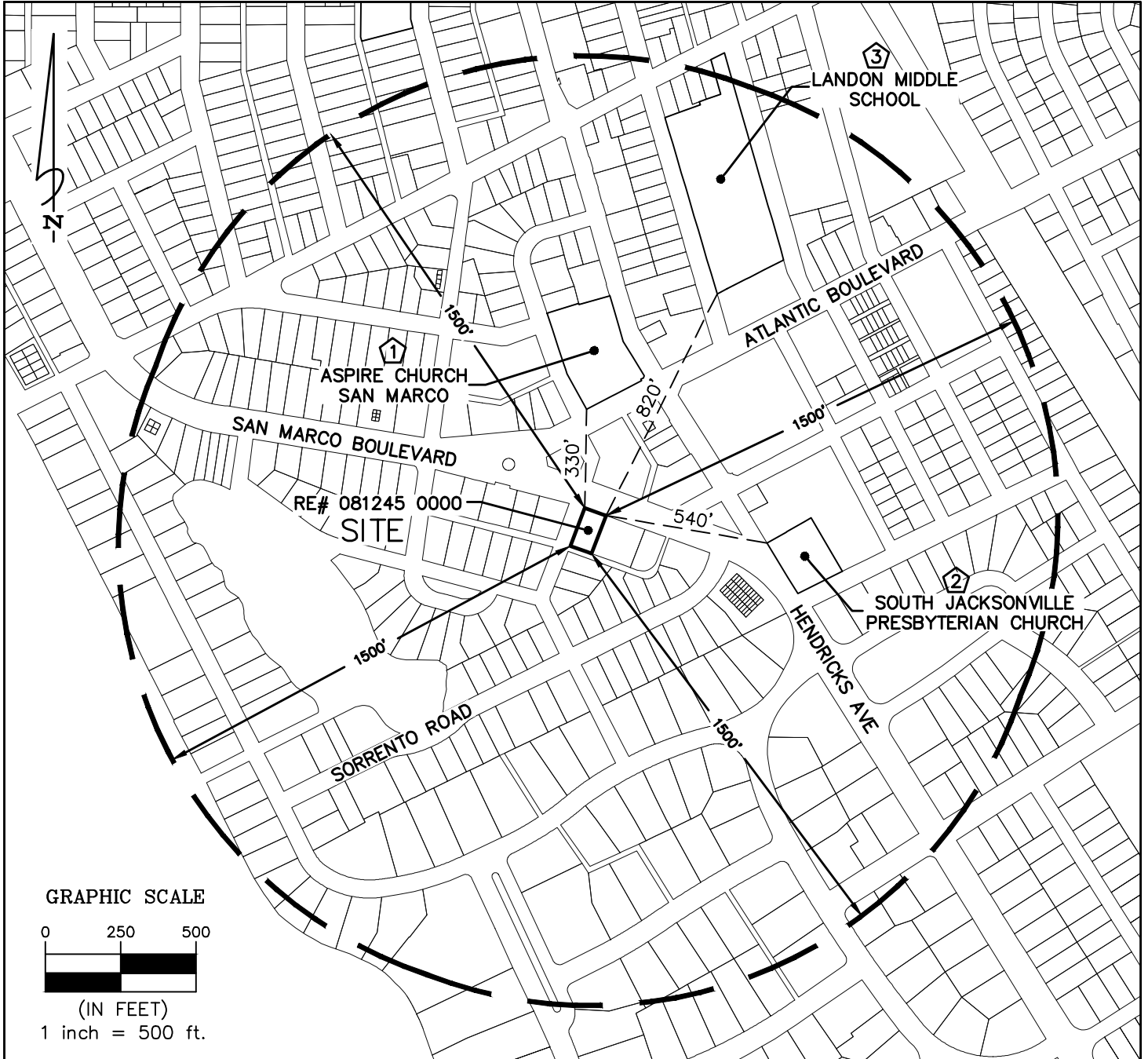
Document Images

| | |
|---|--|
| 03/21/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/10/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/18/2022 -- ANNUAL REPORT | View image in PDF format |
| 09/17/2021 -- ANNUAL REPORT | View image in PDF format |
| 06/08/2020 -- ANNUAL REPORT | View image in PDF format |
| 12/27/2019 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

MAP SHOWING

SAN MARCO BOULEVARD, RE#081245 0000
 A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



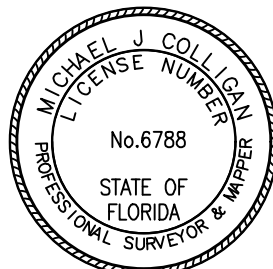
GENERAL NOTES

1. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THIS SURVEY WAS MADE IN ACCORDANCE WITH CITY OF JACKSONVILLE ZONING CODE, SECTION 656.8, AND SHOWS THE LOCATION OF ALL CHURCHES, SCHOOLS, ADULT ENTERTAINMENT OR SERVICE FACILITIES (AS DEFINED IN SECTIONS 656.802 AND 656.1101) WITHIN A 1500' RADIUS FROM THE LIMITS OF THE SITE.

- ① 330' TO 1435 ATLANTIC BLVD
- ② 540' TO 2137 HENDRICKS AVE
- ③ 820' TO 1819 THACKER AVE

JOB NO. 2024-546
 DRAFTER SBC
 DATE 09/13/24
 SCALE 1"=500'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.
 THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).



CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

On File

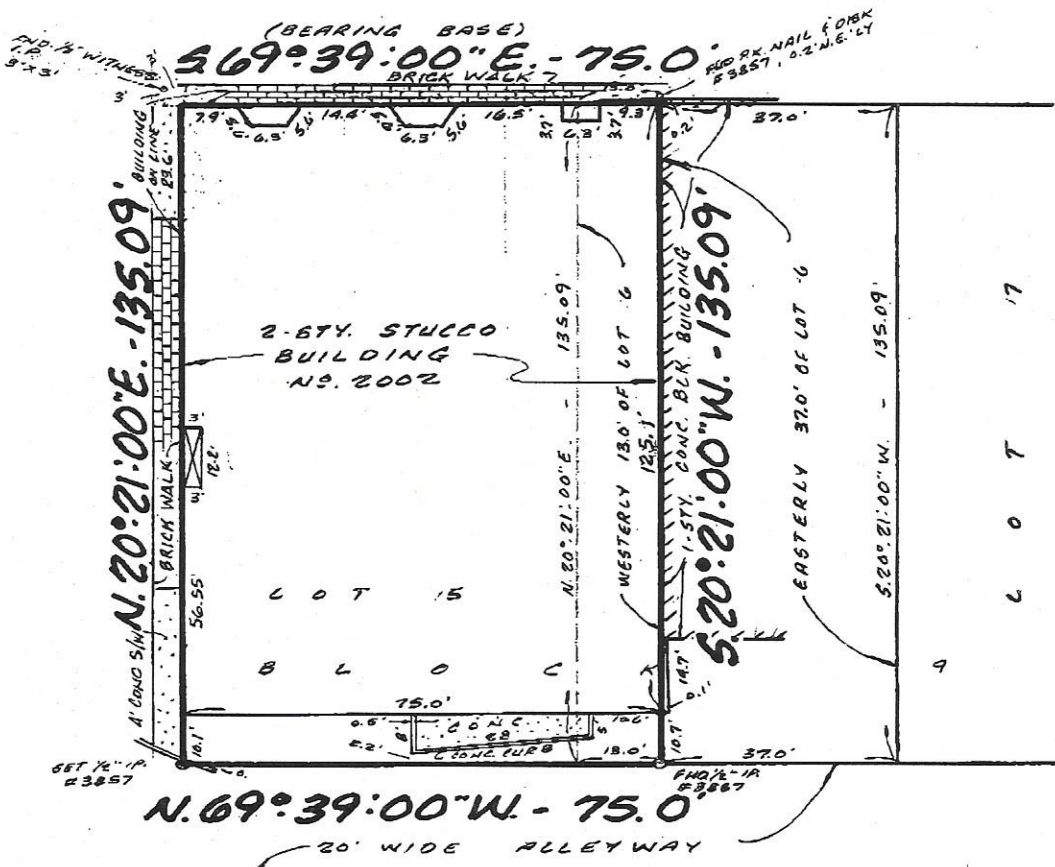
MAP SHOWING BOUNDARY SURVEY OF LOT 5, TOGETHER WITH THE WESTERLY 13.0 FEET OF LOT 6, BLOCK 9 AS SHOWN ON MAP OF SAN MARCO

AS RECORDED IN PLAT BOOK 11 PAGE 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL CO. FLA. CERTIFIED TO: SAN MARCO LAND/AMERICAN NATIONAL BANK OF FLORIDA/FIRST AMERICAN TITLE INSURANCE COMPANY/FRAZSON, ALDRIDGE & SANDS



SAN MARCO BOULEVARD (100' R/W)

CARLO STREET
(150' R/W)



RECERT. W.D. # 95-206-2, 7-29-96 (FIELD)
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS BASED ON PLAT AS SHOWN

I HEREBY CERTIFY THAT THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 142 E FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 8-15-87

ALL AMERICAN SURVEYORS, INC.

LAND SURVEYORS - 8789 SAN JOSE BLVD., SUITE 301 - JACKSONVILLE, FLORIDA 32217 - 904/739-2217

| LEGEND | ABBREVIATIONS |
|-------------------------------------|-------------------|
| □ CONC. MON. | CONC. CONC. MON. |
| ● IRON COR. (SET WITH CAP #LB 3857) | IRON COR. |
| -X- FENCE | FENCE |
| ○ IRON COR. (FOUND) | IRON COR. (FOUND) |
| ⊗ CROSS CUT | CROSS CUT |
| | CONC. MON. |
| | IRON COR. |
| | FENCE |
| | IRON COR. (FOUND) |
| | CROSS CUT |
| | CONC. MON. |
| | IRON COR. |
| | FENCE |
| | IRON COR. (FOUND) |
| | CROSS CUT |

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA, STATUTES.

JAMES D. HARRISON, JR., P.L.S. No. 2867
 REGISTERED SURVEYOR, STATE OF FLORIDA

SCALE 1" = 30'
 DATE 2-28-95

5
4
3
2
1

ALL AMERICAN SURVEYORS, INC.

9
8

| RM. # | RM. NAME | AREA (SQ. FT.) | CLASSIF. | LOAD (1 PER -) | OCC. |
|-------------------|--------------------|-------------------|---------------------------------------|----------------|----------|
| 101 | DINNING | 647 | UNOCC. TABLES AND CHAIRS | 15 | 43.1 |
| 102 | BANQUET SEATING #1 | 420 LINEAR INCHES | UNOCC. TABLES AND CHAIRS | 24 | 17.50000 |
| 103 | BANQUET SEATING #2 | 482 LINEAR INCHES | UNOCC. TABLES AND CHAIRS | 24 | 20.00000 |
| 104 | BANQUET SEATING #3 | 64 LINEAR INCHES | UNOCC. TABLES AND CHAIRS | 24 | 2.60000 |
| 105 | BAR SEATING | 276 LINEAR INCHES | UNOCC. TABLES AND CHAIRS | 24 | 11.50000 |
| 106 | BOOTH SEATING #1 | 132 LINEAR INCHES | UNOCC. TABLES AND CHAIRS | 24 | 5.50000 |
| 107 | BOOTH SEATING #2 | 132 LINEAR INCHES | UNOCC. TABLES AND CHAIRS | 24 | 5.50000 |
| 108 | BOOTH SEATING #3 | 132 LINEAR INCHES | UNOCC. TABLES AND CHAIRS | 24 | 5.50000 |
| 109 | BOOTH SEATING #4 | 132 LINEAR INCHES | UNOCC. TABLES AND CHAIRS | 24 | 5.50000 |
| 110 | BOOTH SEATING #5 | 132 LINEAR INCHES | UNOCC. TABLES AND CHAIRS | 24 | 5.50000 |
| 111 | BAR | 140 | BUSINESS AREA | 100 | 1.4 |
| 112 | WOMEN'S RR | 48 | CIRCULATION AREA | N/A | - |
| 113 | MEN'S RR | 48 | CIRCULATION AREA | N/A | - |
| 114 | CORRIDOR | 245 | CIRCULATION AREA | N/A | - |
| 115 | KITCHEN | 461 | KITCHEN AREA | 100 | 4.6 |
| 116 | BACK KITCHEN | 236 | KITCHEN AREA | 100 | 2.4 |
| TOTAL NET AREA: | | 2297 | | | 131 |
| TOTAL GROSS AREA: | | 2,846 | (FROM EXTERIOR WALL TO EXTERIOR WALL) | | |

OCCUPANCY SCHEDULE - FIRE AREA 1 (ASSEMBLY) (NFPA 101 (7.3.1.2))

OCCUPANCY NOTES

SEATING.

12.2.5.5.5 ROWS OF SEATING SERVED BY AISLES OR DOORWAYS AT BOTH ENDS SHALL NOT EXCEED 100 SEATS PER ROW.

12.4.10.2.4 INDIVIDUAL CHAIR-TYPE SEATS SHALL BE Y-FINALLY SECURED IN GROUPS OF NOT LESS THAN THREE.

12.7.9.3.3 SEATING DIAGRAMS SHALL BE SUBMITTED FOR APPROVAL BY THE AUTHORITY HAVING JURISDICTION TO PERMIT AN INCREASE IN OCCUPANT LOAD PER 7.3.1.3.

OCCUPANT LOAD.

12.1.2.1.1 IN AREAS NOT IN EXCESS OF 10,000 SF THE OCCUPANT LOAD SHALL NOT EXCEED ONE PERSON IN 5 SF.

12.1.2.1.2 IN AREAS IN EXCESS OF 10,000 SF THE OCCUPANT LOAD SHALL NOT EXCEED ONE PERSON IN 7 SF.

12.7.9.3.3 OCCUPANT LOAD POSTING

12.7.9.3.3.1 EVERY ROOM CONTAINING AN ASSEMBLY SEATING AREA SHALL HAVE A SIGN POSTING THE OCCUPANT LOAD OF THE ROOM POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM.

12.7.9.3.3.2 APPROVED SIGNS SHALL BE MAINTAINED IN A LEGIBLE MANNER BY THE OWNER OR AUTHORIZED AGENT.

12.7.9.3.3.3 SIGNS SHALL BE DURABLE AND SHALL INDICATE THE NUMBER OF OCCUPANTS PERMITTED FOR EACH ROOM USE.

- LIFE SAFETY NOTES**
- EXIT DISCHARGE AT 3'-0" DOOR IS RECOGNIZED AS 34" CLEAR W/ 1/2" MAX. THRESHOLD.
 - ALL HARDWARE INCL. CLOSER HANDLES, PULLS, LATCHES, LOCKS & PANIC HARDWARE TO BE ADA COMPLIANT.
 - MAIN EXIT DOOR EXITS TO DEDICATED PATH OF TRAVEL / ACCESSIBLE ROUTE TO PUBLIC TRANSPORTATION STOPS.
 - ACCESSIBLE PARKING & PASSENGER LOADING ZONES OWNER TO PROVIDE.
 - EXISTING ELEVATOR SHALL NOT BE DEMOLISHED OR REMOVED UNLESS NOTED OTHERWISE.
 - EXISTING ELEVATOR DOORS HAVE PANIC HARDWARE & CLOSER INCLUDED UNLESS NOTED OTHERWISE.
 - CHANGES IN LEVEL BETWEEN 2" MIN. & 2" HIGH MAX. SHALL BE BREVED WITH A SLOPE NOT STEEPER THAN 1:2.
 - 81 THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF ANY DOOR SHALL NOT VARY BY MORE THAN 1/4" FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WHEEL LEAF. SLOPE THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF 1/4" AT DOORWAYS SHALL BE BREVED WITH A SLOPE NOT STEEPER THAN 1:2. NFPA 101 (7.2.1.3.2, 7.2.1.3.3)
 - FIRE EXTINGUISHERS TO MINIMUM 2A 10B.C.
 - GALLON (G) CAPACITY FIRE EXTINGUISHERS TO BE PROVIDED IN KITCHEN TO BE MINIMUM CLASS K, 15.
 - SMOKE/ CARBON MONOXIDE DETECTOR CELINGS MOUNTED.
 - STARTING POINT.
 - EGRESS WIDTH.
 - ACCESSIBLE EXIT.
 - PER NFPA 1 (11.10) IT IS UNDERSTOOD & ACKNOWLEDGED THAT IF THE EMERGENCY RESPONDER RADIO COMMUNICATIONS SIGNAL IS BELOW ACCEPTABLE LEVELS AS DEFINED BELOW, A BVA (BI-DIRECTIONAL AMPLIFIER) WILL BE REQUIRED TO BE INSTALLED TO IMPROVE SIGNAL STRENGTH OF OCCUPANCY.
 - FIRE PUMP ROOMS, EXIT STAIRS, EXIT PASSAGeways, ELEVATOR LOBBIES, STAIRWELL CABINETS, SPRINKLER CONTROL VALVE LOCATIONS, AND OTHER AREAS DEEMED CRITICAL BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED WITH A MINIMUM OF 100 WAXIARIE 1311.2 GENERAL BUILDING AREAS SHALL BE PROVIDED WITH 95% FLOOR AREA RADIO COVERAGE.
 - 13.2. SIGNAL STRENGTH REQUIREMENTS.
 - 13.2.1. MINIMUM REBARRED SIGNAL STRENGTH OF -95 dbm SHALL BE PROVIDED THROUGHOUT THE COVERAGE AREA WITH A MINIMUM OUTDOOR SIGNAL STRENGTH OF -95 dbm AT THE DONOR SITE SHALL BE PROVIDED FROM THE COVERAGE AREA WITH AN OUTBOUND SIGNAL LEVEL OF -100 dbm.
 14. THE PROJECT DOES NOT CONTAIN LIGHT FRAME TRUSS TYPE MATERIALS AND DOES NOT NEED TO BE LABELLED ACCORDING TO FAC 69A-60.0081

LIFE SAFETY LEGEND

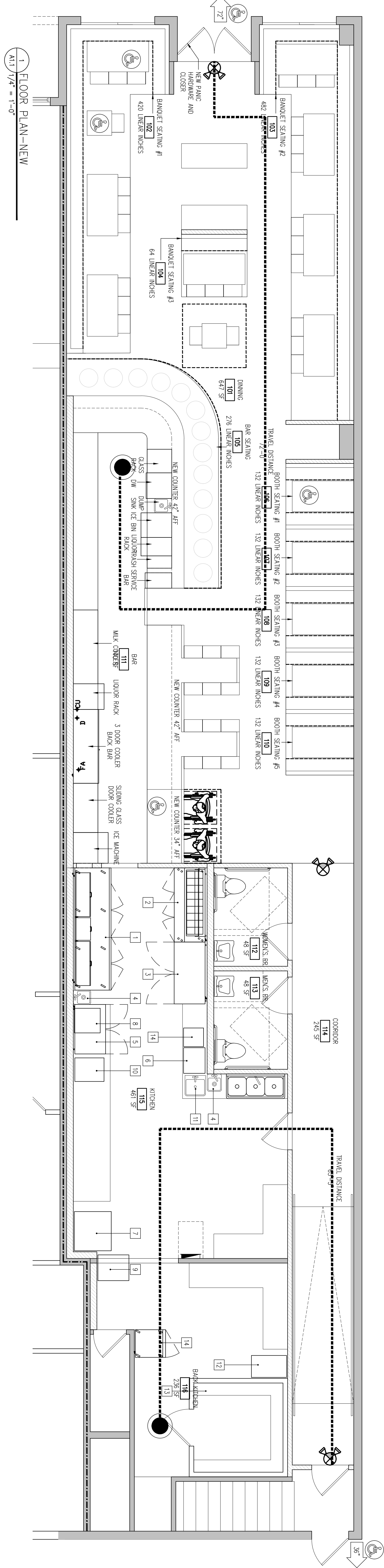
| | |
|-----|---|
| --- | DETOUR SEPARATE FIRE AREA |
| --- | TRAVEL LINE |
| ⊗ | ILLUMINATED EXIT SIGN |
| ⊗ | ILLUMINATED EXIT SIGN W/ EGRESS LIGHTING |
| ⊗ | FIRE EXTINGUISHER |
| ⊗ | EMERGENCY LIGHTING |
| ⊗ | FIRE ALARM PULL STATION |
| ⊗ | FIRE ALARM STROBE/HORN COMBO |
| ⊗ | SMOKE/ CARBON MONOXIDE DETECTOR WALL MOUNTED |
| ⊗ | SMOKE/ CARBON MONOXIDE DETECTOR CEILING MOUNTED |
| ⊗ | STARTING POINT |
| ⊗ | EGRESS WIDTH |
| ⊗ | ACCESSIBLE EXIT |

| | |
|-------------------|----------|
| ANNOTATION LEGEND | |
| EX | EXISTING |
| N | NEW |

| | | |
|---|--------------------|-----------------------|
| INTERIOR WALL & CEILING FINISH CLASS REQUIREMENTS | | |
| CLASS | FLAME SPREAD INDEX | SMOKE-DEVELOPED INDEX |
| A | 0-25 | 0-450 |
| B | 26-75 | 0-450 |
| C | 76-200 | 0-450 |

| | | |
|---|--|-------------------------|
| INTERIOR EXIST. ENCLOSURE FOR STAIRWAYS, EXIT ACCESS RAMPS & EXIT PASSAGeways | | |
| A | CORRIDORS & STAIRWAYS | ROOMS & ENCLOSED SPACES |
| B | INTERIOR EXIST. STAIRWAYS & EXIT PASSAGeways | ENCLOSED SPACES |
| C | NEW PARTITION | ENCLOSED SPACES |

AT LEAST 5% OF THE SEATING AND STANDING SPACE ARE TO COMPLY WITH (FLORIDA BUILDING CODE- ACCESSIBILITY) 226.1 AND 227.1



REVISIONS

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

THIS ITEM HAS BEEN DIGITALLY SIGNED BY JOHN A. ALIANO, ARCHITECT, ON 7/29/2022. BEING A DIGITAL SIGNATURE, IT CANNOT BE FORGED OR REPRODUCED. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE APPROVED SEAL FROM THE AIA.

DATE: 7.29.2022
PRJCT #: 20-127.01
SHEET A1.1

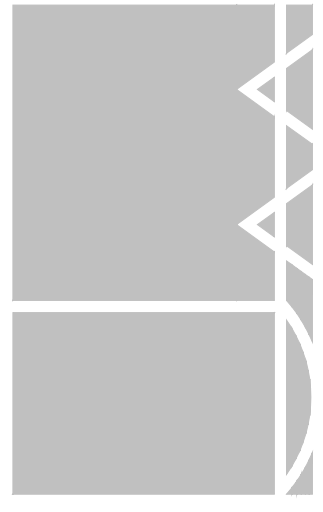
REGISTERED PROFESSIONAL ARCHITECT
 JOHN A. ALIANO
 STATE OF FLORIDA
 REG. NO. 12345

CHANGE OF USE
SALEYA CAFE & BAR
NICOIS
 2006 SAN MARCO BLVD
 JACKSONVILLE, FL 32207

ARCHITECTURE
 JAA ARCHITECTURE, INC.
 2716 ST. JOHNS AVENUE, SUITE 205
 JACKSONVILLE, FL 32205
 P: (904) 379-5105
 E: JOHN@JAAARCHITECTURE.COM

On File
 Page 7 of 22

THE OWNER AND ARCHITECT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE OWNER AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ARCHITECT HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK AND DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE OWNER AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ARCHITECT HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK AND DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.



JAA ARCHITECTURE - INC
 JAA ARCHITECTURE INC.
 2716 ST. JOHNS AVE.
 JACKSONVILLE, FL 32205
 P: 904.1379.5108
 E: JOHN@JAAAARCHITECTURE.COM
 LIC: AR92748

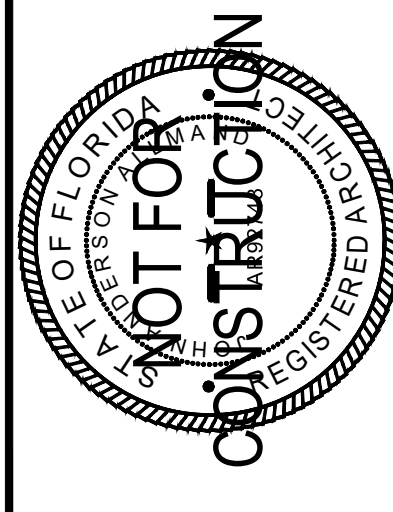
THIS DOCUMENT, ALONG WITH ASSOCIATED EQUIPMENT, IS AN INSTRUMENT OF DESIGNER'S PROFESSIONAL LIABILITY AND IS TO BE USED ONLY FOR THE PROJECT AND TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT IS TO BE USED FOR OTHER WORKS OR PROJECTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE ARCHITECT'S KNOWLEDGE OF THE FLORIDA BUILDING CODE, CHAPTER 633, FLORIDA STATUTES, AND THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE FLORIDA BUILDING CODE 2018 EDITION AND THE FLORIDA BUILDING CODE 2018 EDITION & CODE BASED ON NFPA, 1. FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

CHANGE OF USE
 SALEYA CAFE & BAR
 NICOLS
 2006 SAN MARCO BLVD
 JACKSONVILLE, FL 32207

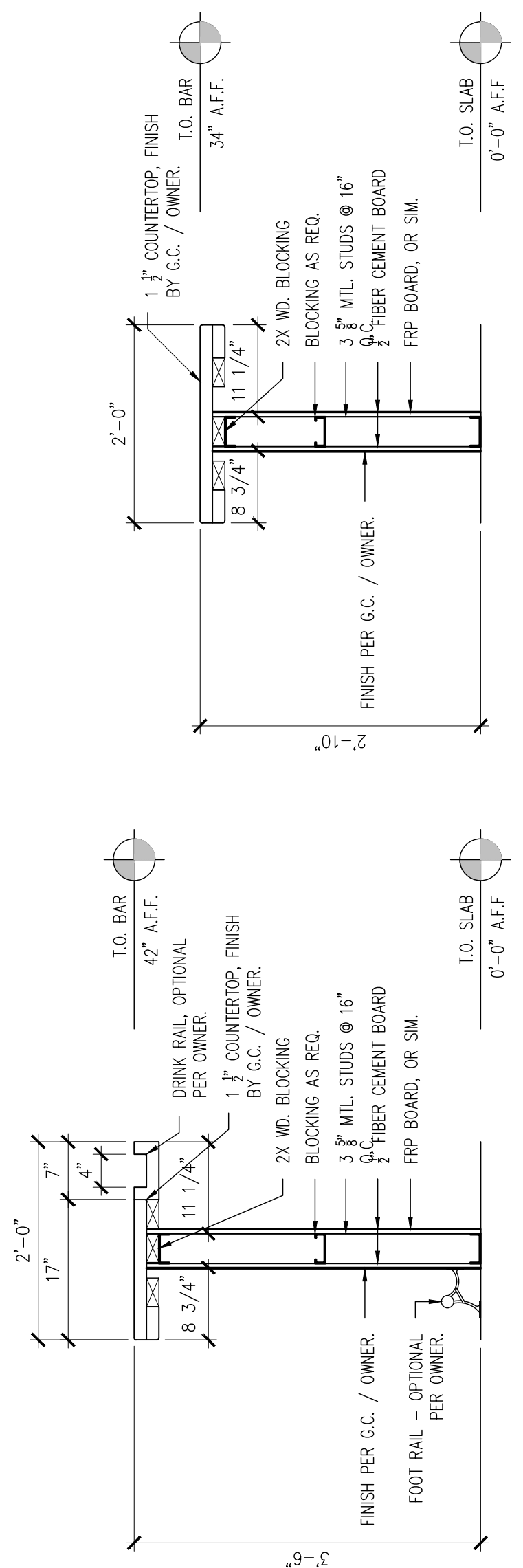
| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN COONS ARCHITECTURE, INC. ANY ATTEMPT TO REMOVE OR ALTER THE SEALING OR PRINTED OR DIGITALLY SEALED INFORMATION IS NOT CONSIDERED BOUND AND SIGNATURE IS NOT VALID. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE APPROVED SEAL FROM THE ARCHITECT.

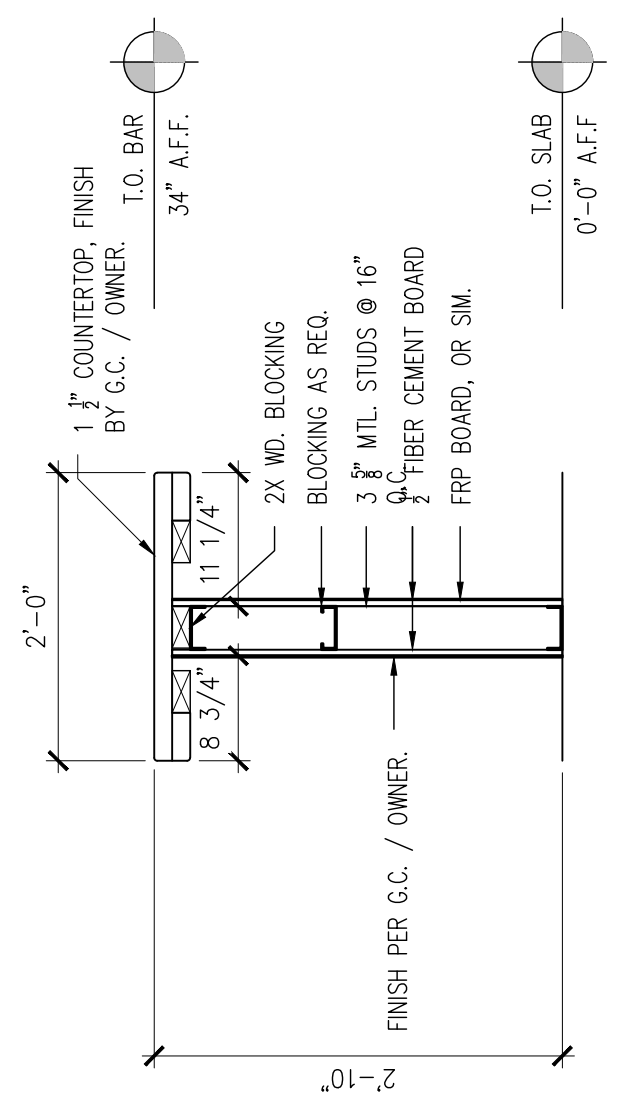


DATE: 7.29.2022
 PRJCT #: 20-127.01

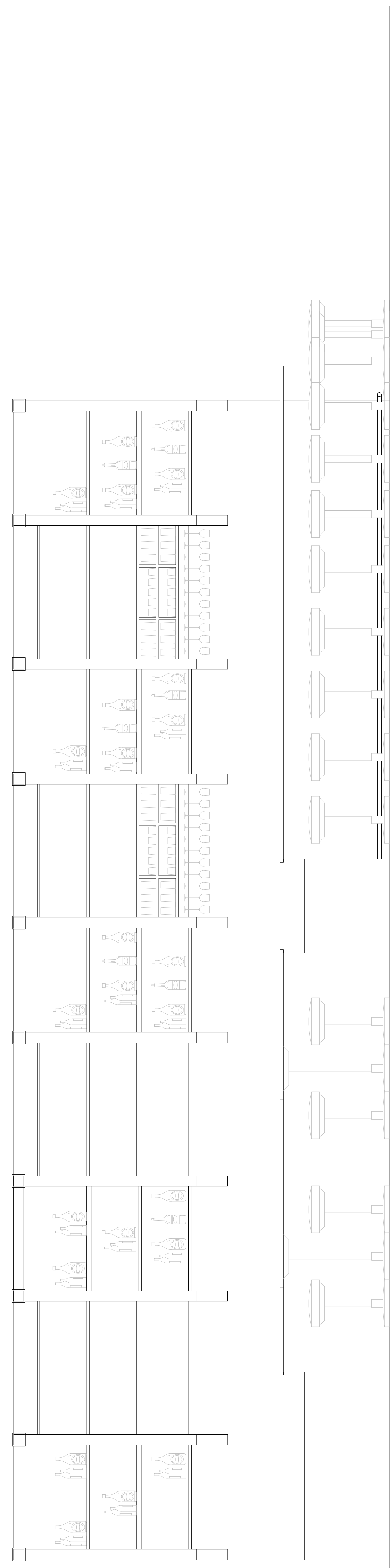
SHEET
G4.0
 DRAFT



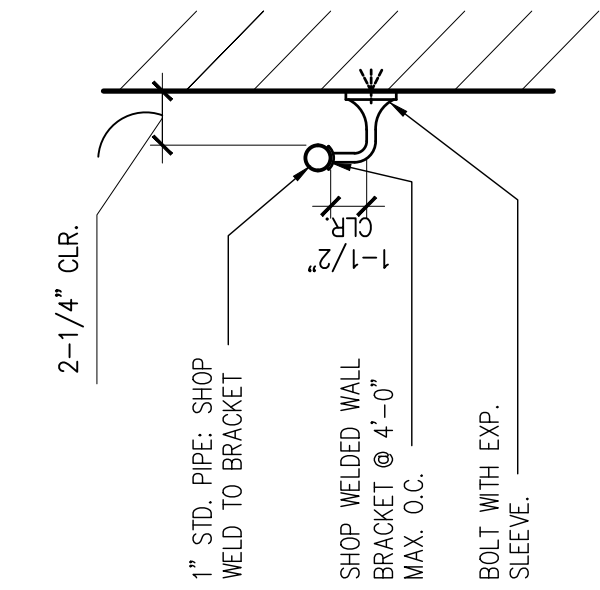
1. SECTION @ BARTOP
 A104/3/4" = 1'-0"



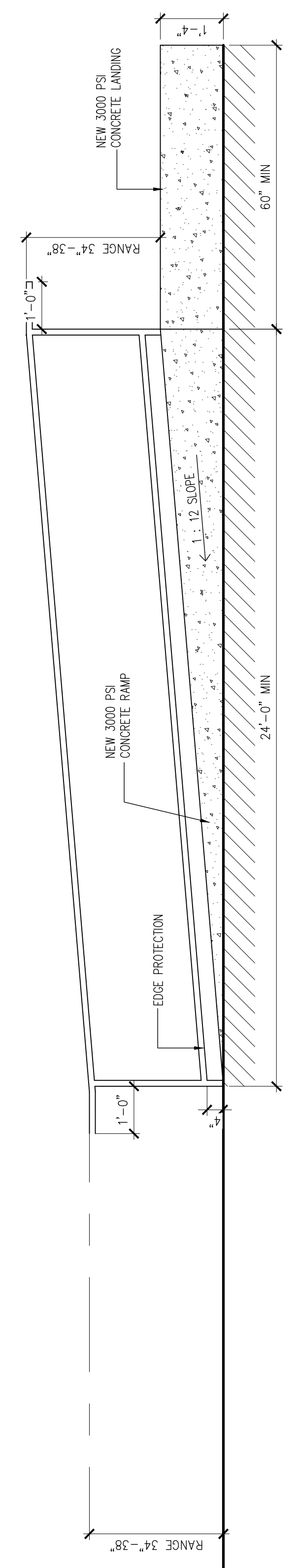
2. SECTION @ P.O.S.
 A104/3/4" = 1'-0"



5. BAR ELEVATION
 G4.0/1/2" = 1'-0"

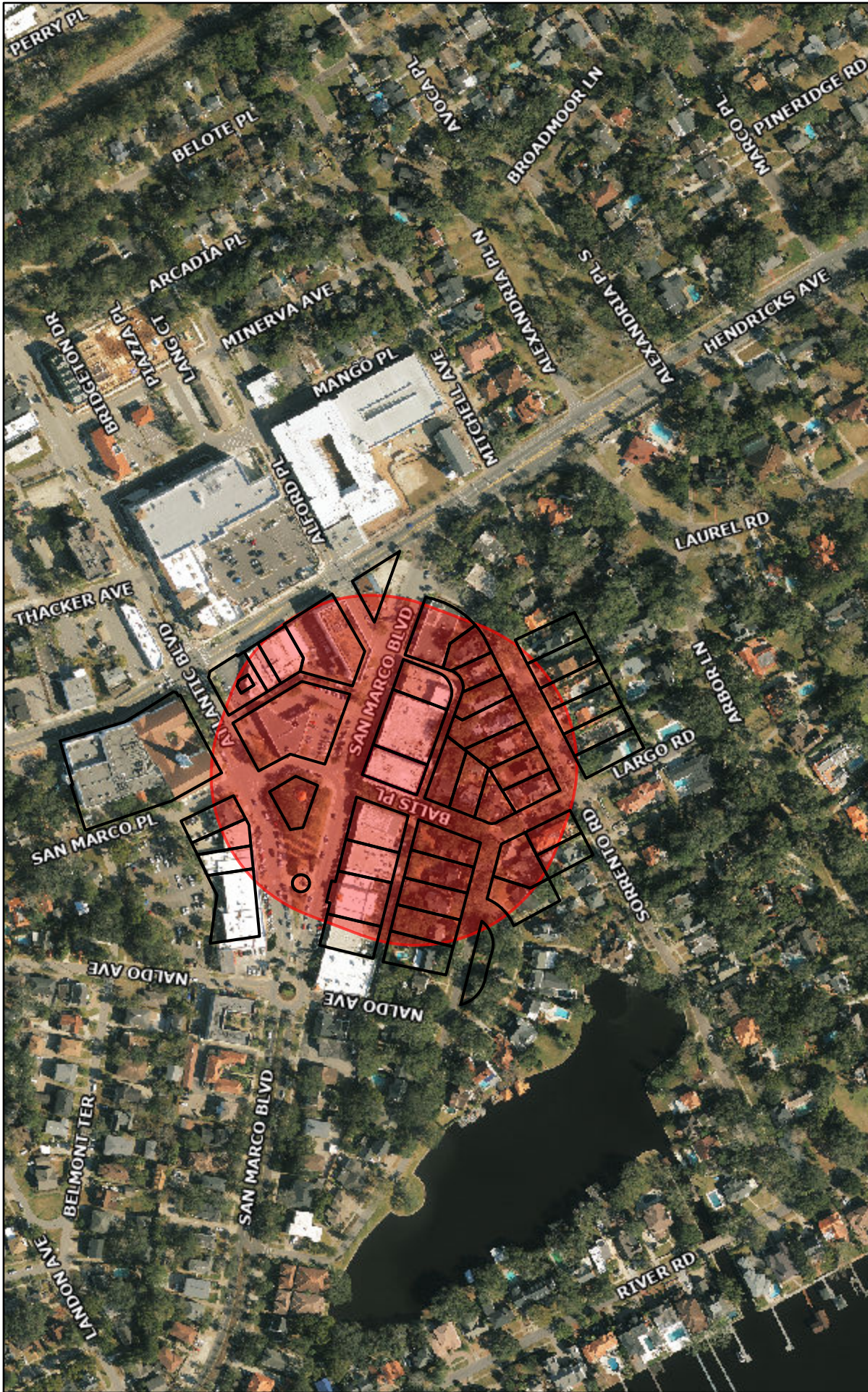


3. HANDRAIL AT RAMP/STAIR
 A103/1-1/2" = 1'-0"



2. RAMP DETAIL
 A103/1/2" = 1'-0"

Land Development Review



August 28, 2024

28162117_T-2024-5790

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|-------------|------------------------------------|--------------------------|-----------------------------|------------------------|----------------|------------|------------|
| 081241 0000 | ** CONFIDENTIAL ** | | 1003 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081347 0000 | A & A DRY CLEANING CO INC | | 12721 LAUREL BAY DR | | JACKSONVILLE | FL | 32246 |
| 081190 0000 | ACOSTA NOELLE | | 947 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081211 0000 | ANDERSON MEREDITH W | | 1993 LARGO RD | | JACKSONVILLE | FL | 32207-3926 |
| 081340 0000 | BARNETT BANK OF JACKSONVILLE N A | | C/O BANK OF AMERICA | PO BOX 32547 | CHARLOTTE | NC | 28232 |
| 081346 0000 | BURR INVESTMENTS INC | | C/O JAY HIGBEE | 133 E BAY ST | JACKSONVILLE | FL | 32202 |
| 081249 0000 | CHASTAIN KAREN | | 1055 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081253 0000 | CHOMIAK HARRY M | | 1021 SORRENTO RD | | JACKSONVILLE | FL | 32207-3913 |
| 081329 0000 | CITY OF JACKSONVILLE | | C/O CITY REAL ESTATE DIV | 214 N HOGAN ST 10TH FL | JACKSONVILLE | FL | 32202 |
| 081250 0000 | DAHLSTROM ROBERT LEWIS | | 1045 SORRENTO RD | | JACKSONVILLE | FL | 32207-3913 |
| 081187 0000 | DAY STEPHEN E | | PO BOX 10990 | | JACKSONVILLE | FL | 32247 |
| 081337 0000 | DECO PARTNERSHIP LLC | | 1702 RIVER RD APT 2 | | JACKSONVILLE | FL | 32207-3071 |
| 081343 0000 | EVOCO ENTERPRISES LLC | | 1002 BALIS PLACE | | JACKSONVILLE | FL | 32207 |
| 081212 0000 | GARNER JO MEAGAN | | 1985 LARGO RD | | JACKSONVILLE | FL | 32207-3926 |
| 081234 0000 | GILLIS HAROLD TIMOTHY | | 1034 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081242 0000 | HEAVENER MICAH D | | 1002 BALIS PL | | JACKSONVILLE | FL | 32207-3919 |
| 081328 0000 | JABOUR DELORES H LIVING TRUST | | 198 KELLET WAY | | SAINT JOHNS | FL | 32259 |
| 081252 0000 | JACKSON MARC J | | 1027 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081235 0000 | JOSSERAND DAVID A LIFE ESTATE | | 1042 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081254 0000 | KASPER ERIK CHARLES | | 1011 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081248 0000 | KEK OF SAN MARCO LLC | | 330 TENTH ST | | ATLANTIC BEACH | FL | 32233 |
| 081230 0000 | LIBERTE ANDREA L | | 1002 SORRENTO RD | | JACKSONVILLE | FL | 32207-3914 |
| 081243 0000 | LARISCY R WARD REVOCABLE TRUST | | 1010 BALIS PL | | JACKSONVILLE | FL | 32207 |
| 081336 0000 | MARCO SQUARE LAND LLC | | 1 SLEIMAN PARKWAY SUITE 270 | | JACKSONVILLE | FL | 32216 |
| 081245 0000 | MARCORE LLC | | 2002 SAN MARCO BLVD STE 203 | | JACKSONVILLE | FL | 32207 |
| 081232 0000 | MARTIN TIMOTHY I ET AL | | 1018 SORRENTO RD | | JACKSONVILLE | FL | 32207-3914 |
| 081338 0000 | NORMANDY STRATTON LLC | | C/O TSG REALTY | 8650 12 OLD KINGS RD S | JACKSONVILLE | FL | 32217 |
| 081233 0000 | PAULEY JOHN W LIFE ESTATE | | 1026 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081188 0000 | PERRITT SUZANNE C LIFE ESTATE | | 1994 LARGO RD | | JACKSONVILLE | FL | 32207 |
| 081231 0000 | PEYTON HENRY H | | 1010 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081214 0000 | RITCHIE RONALD A | | 1967 LARGO RD | | JACKSONVILLE | FL | 32207-3926 |
| 081189 0000 | SCHMIDT KENT H | | 955 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| 081348 0000 | SIX POINTS JAX LLC | | 8650 12 OLD KINGS RD S | | JACKSONVILLE | FL | 32217 |
| 081341 0000 | SOUTHERN BELL TEL & TEL CO | | AT&T PROPERTY TAX | 1010 PINE ST 9E L 01 | ST LOUIS | MO | 63101 |
| 081485 0010 | SOUTHSIDE BAPTIST CHURCH | | 1435 ATLANTIC BV | | JACKSONVILLE | FL | 32207-3299 |
| 081244 0000 | STACEY JENNIFER A | | 1018 BALIS PL | | JACKSONVILLE | FL | 32207 |
| 081246 0000 | STARR PROPERTIES LLP | | 1144 EXECUTIVE COVE DR | | SAINT JOHNS | FL | 32259 |
| 081213 0000 | STINE VIRGINIA H | | 1975 LARGO RD | | JACKSONVILLE | FL | 32207-3926 |
| 081247 0000 | THEATRE JACKSONVILLE INC | | 2032 SAN MARCO BLVD | | JACKSONVILLE | FL | 32207-3214 |
| 081215 0000 | WHITE KRISTINE WALKER LIVING TRUST | | 1959 LARGO RD | | JACKSONVILLE | FL | 32207 |
| 081251 0000 | WREN SYLVIA H LIFE ESTATE | | 1037 SORRENTO RD | | JACKSONVILLE | FL | 32207 |
| | SAN MARCO PRESERVATION SOCIETY | ATTEN: CURRENT PRESIDENT | 1468 HENDRICKS AV | | JACKSONVILLE | FL | 32207 |
| | SOUTHEAST | JOANNE PARKER GRIFFIN | 4222 LALOSA DR | | JACKSONVILLE | FL | 32217 |

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR751768

User: Read, Madeline - PDCU

REZONING/VARIANCE/EXCEPTION

Date: 10/25/2024
Email: MRead@coj.net

Name: David Christopher Hagan (The Southern Group)
Address: 208 N. Laura Street, Suite 710, Jacksonville, FL 32202
Description: Zoning Exception and Administrative Deviation applications fees (Z-5790 and Z-5895/ 2002 San Marco Blvd)

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|-------|--------|---------|---------|----------|-----------|---------|--------------|---------------|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 2426.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 2426.00 |

Jim Overton
Duval County

Date/Time: 10/30/2024 03:21PM
Drawer: P01
Clerk: GJA
Transaction: 6725097

| Item | Paid |
|--|-------------------|
| CR Processing: | \$2,426.00 |
| CR751768 | |
| David Christopher Hagan (The Southern Group) 208 N. Laura Street, Suite 710, Jacksonville, FL 32202 | |
| Total: | \$2,426.00 |

Total Due: \$2,426.00

Receipt: 395-25-00864298

| | |
|-------------------------------------|-------------------|
| Total Tendered | \$2,426.00 |
| Credit or Debit Card: | \$2,426.00 |
| Visa CC#XXXX-4358 | |
| Confirmation number: A2573457084 | |
| AID: A0000000031010 | |
| TDS: emv | |
| Application Label: VISA CREDIT | |
| Auth Code: 07811S | |
| Balance: | \$0.00 |
| Convenience Fee: | \$60.65 |
| Total Charged: | \$2,486.65 |

Overton , Tax Collector
General Collections Receipt
Jacksonville, Duval County

Date: 10/25/2024

David Christopher Hagan (The Southern Group)
208 N. Laura Street, Suite 710, Jacksonville, FL 32202
Description: Zoning Exception and Administrative Deviation applications fees (Z-5790 and Z-5895/ 2002 San Marco Blvd)

Total Due: \$2,426.00

Paid By: The Southern Group
MOLLIE PETERSON

**Duval County, City Of Jacksonville
Jim Overton , Tax Collector**

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR751768
User: Read, Madeline - PDCU

Date: 10/25/2024
Email: MRead@coj.net

REZONING/VARIANCE/EXCEPTION

Name: David Christopher Hagan (The Southern Group)
Address: 208 N. Laura Street, Suite 710, Jacksonville, FL 32202
Description: Zoning Exception and Administrative Deviation applications fees (Z-5790 and Z-5895/
2002 San Marco Blvd)

| Fund | Center | Account | Project | Activity | Interfund | Future | Debit Amount | Credit Amount |
|-------|--------|---------|---------|----------|-----------|---------|--------------|---------------|
| 00111 | 000000 | 104001 | 000000 | 00000000 | 00000 | 0000000 | 2426.00 | 0.00 |
| 00111 | 140302 | 342218 | 000000 | 00000000 | 00000 | 0000000 | 0.00 | 2426.00 |

Total Due: \$2,426.00

**Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County**

Account No: CR751768
REZONING/VARIANCE/EXCEPTION

Date: 10/25/2024

Name: David Christopher Hagan (The Southern Group)
Address: 208 N. Laura Street, Suite 710, Jacksonville, FL 32202
Description: Zoning Exception and Administrative Deviation applications fees (Z-5790 and Z-5895/ 2002 San Marco Blvd)

Total Due: \$2,426.00